

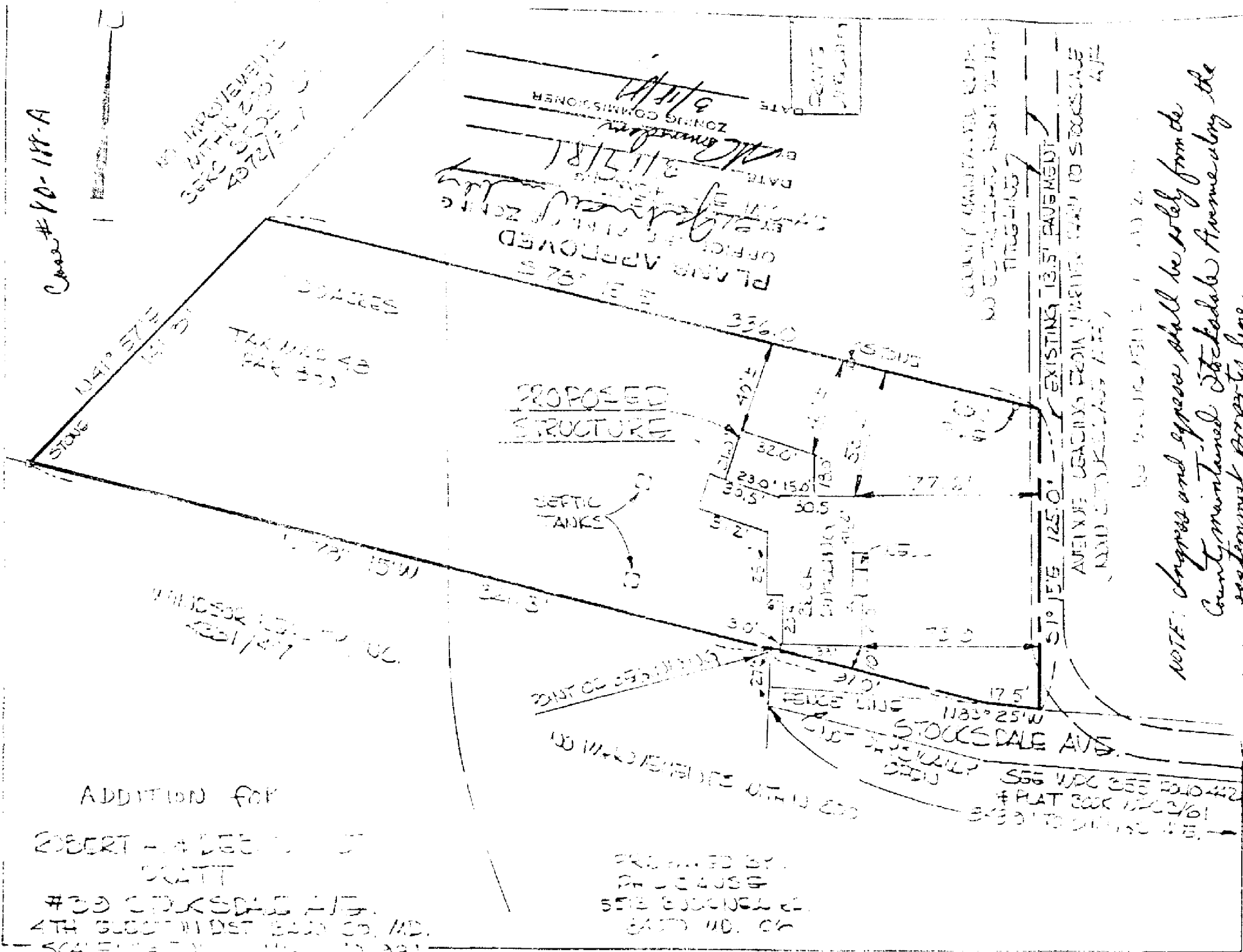
Case # 10-188-A

NO IMPROVEMENTS  
WITHIN 200' OF  
SECS 3 & 4  
2072/2-17

PLANS APPROVED  
OFFICE OF ZONING  
DATE 3/17/81  
ZONING COMMISSIONER  
DATE 3/17/81

COUNTY GRANTING RIGHTS  
NO DISTURBANCE WITHIN 200' OF  
STOCKDALE AVENUE

NOTE: Congress and express shall be solely from the  
County maintained Stockdale Avenue along the  
westernmost property line.



ADDITION FOR

ROBERT H. A. DEE, JR.  
CRATT  
#33 STOCKDALE AVE.  
4TH GLOUCESTER DIST. BALDWIN CO., MD.  
SCALE: 1" = 40'

PREPARED BY:  
PAUL C. AUSTIN  
5515 E. 11TH AVE.  
BALDWIN, MD.



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert A. & Deborah J. Pratt legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3.C.1. to permit an existing side yard setback of 3' in lieu of the required minimum 30' (on one side from the front line) at Stockdale Avenue

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

the 3' setback requested is an existing condition on the dwelling constructed on this lot about 1956. The section of Stockdale Avenue referred to is not physically open or used as a street.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE May 23, 1980  
ORDER RECEIVED FOR FILING  
Contract purchaser Robert A. Pratt  
Legal Owner 833-2571  
Address 39 Stockdale Avenue  
Address Reisterstown, Maryland  
Petitioner's Attorney  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of March, 1980 at 10:00 clock

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. Robert A. Pratt  
39 Stockdale Avenue  
Reisterstown, Maryland 21136

cc: The Wilson T. Ballard Co.  
17 Gwynns Mill Court  
Owings Mills, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of January, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Robert A. Pratt

Petitioner's Attorney

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Robert A. Pratt  
39 Stockdale Avenue  
Reisterstown, Maryland 21136

March 14, 1980

RE: Item No. 120  
Petitioners - Robert A. Pratt, et ux  
Variance Petition

Dear Mr. & Mrs. Pratt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Variance is required in order to legalize the existing three foot setback of your dwelling.

We advertised your petition with the understanding that Stockdale Avenue was recorded as a paper street approximately 100 feet west of the existing roadway, based on the plat that was submitted with your petition. However, it appears that this has resulted in some controversy. In order to resolve this matter I suggest that you submit any information available at the time of the hearing.

Enclosed are all comments submitted to this office from the

RE: PETITION FOR VARIANCE : BEFORE THE  
N/S of Stockdale Ave., 848.9' W of : DEPUTY ZONING  
Owings Ave. - 4th Election District : COMMISSIONER  
Robert A. Pratt, et ux - Petitioners :  
NO. 80-188-A (Item No. 120) :  
OF  
BALTIMORE COUNTY

The Petitioners seek a variance to permit an existing side yard setback of three feet in lieu of the required minimum setback of thirty feet.

Testimony indicated that the existing dwelling is at least twenty years old and that the road, adjacent to the south side of the subject property, is used by two farms. Further, the Petitioners stated that they only utilize Stockdale Avenue, on the east side of the subject property, for ingress and egress.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the health, safety, and general welfare of the community will not be adversely affected; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of May, 1980, that the Petition for Variance to permit an existing side yard setback of three feet in lieu of the required minimum setback of thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

- Ingress and egress shall be solely from the County maintained Stockdale Avenue along the easternmost property line of the subject property.
- Compliance with the site plan as submitted, revised to incorporate the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

John W. Hession, III  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Item No. 120  
March 14, 1980  
Page Two

Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

cc: The Wilson T. Ballard Co.  
17 Gwynns Mill Court  
Owings Mills, Maryland 21117



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

cc: J. Somers  
J. Wimbley  
Y-NE Key Sheet  
58 & 59 NW 41 Pos. Sheets  
NW 15 K Topo  
48 Tax Map

January 24, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #120 (1979-1980)  
Property Owner: Robert A. & Deborah J. Pratt  
N/S Stockdale Ave. 848.9' W. Owings Ave.  
Existing Zoning: DR 3.5 and DR 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.  
Acres: 1.09 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Stockdale Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

This property, which is utilizing private onsite water supply and sewage disposal facilities, is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line and is indicated on the Baltimore County Water and Sewerage Plan as being within an area of "Existing Service" on Water Plan W-16A, and in an area of "Planned Service" in 6 to 10 years on Sewerage Plan S-16A. An 8-inch public water main exists in Stockdale Avenue, approximately 200' east of this property, (Drawing #44-0235, File 3).

END:EAM:FWR:ss

Very truly yours,  
William E. Hammond  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further

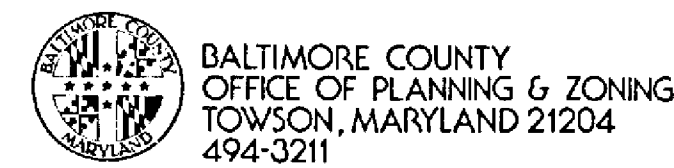
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN D. SEFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

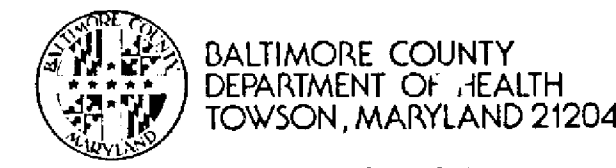
Property Owner: Robert A. and Deborah J. Pratt  
Location: N/S Stocksdale Avenue 848.9' W. Owings Avenue  
Existing Zoning: D.R.3.5 and D.R.2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'  
Acres: 1.09  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

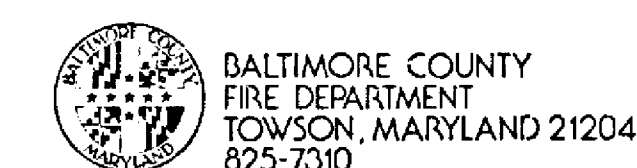
Property Owner: Robert A. & Deborah J. Pratt  
Location: N/S Stocksdale Ave. 848.9' W Owings Ave.  
Existing Zoning: D.R. 3.5 & D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.  
Acres: 1.09  
District: 4th

The existing dwelling is presently served by a private water well and sewage disposal system, both of which appear to be functioning properly. Therefore, no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJP/fth



PAUL H. REINCKE  
CHIEF

January 24, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Robert A. and Deborah J. Pratt

Location: N/S Stocksdale Ave. 848.9' W Owings Ave.

Item No: 120 Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl D. ...* Noted and Approved: *George M. Hagonoff*  
Planning & Zoning Division Fire Prevention Bureau  
Special Inspection Division



Ted Zaleski, Jr.  
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #20 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Robert A. & Deborah J. Pratt  
Location: NS Stocksdale Ave. 848.9' W. Owings Ave.  
Existing Zoning: D.R. 3.5 & D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

Acres: 1.09  
District: 4th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X. Comment: Building existing is of brick construction.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rtj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 117, 119, 120, 121, 122, 123, 124  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

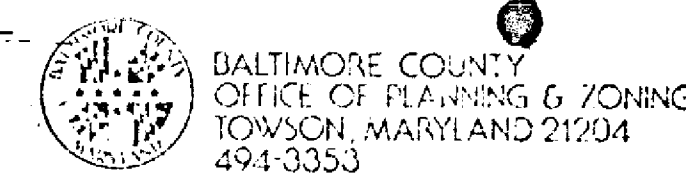
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 23, 1980

Richard W. Carrell, Esquire  
305 West Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Stocksdale Ave., 848.9' W of  
Owings Ave. - 4th Election District  
Robert A. Pratt, et ux - Petitioners  
NO. 80-188-A (Item No. 120)

Dear Mr. Carrell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Sean M.H. Jung*  
SEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Rosalie A. Hodge  
33 Stocksdale Avenue  
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel

Lloyd J. Hammond, Esquire  
313-A Main Street  
Reisterstown, Maryland 21136

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE  
ROBERT A. & DEBORAH J. PRATT

Beginning at a point 848.9' West of the intersection of Stocksdale Avenue and Owings Avenue, thence:

- (1) N78°15'W, 321.3'
- (2) N41°57'E, 141.3'
- (3) S78°15'E, 336.0'
- (4) S1°15'E, 125.0'
- (5) N83°25'W, 17.5'
- (6) N78°15'W, 97' to the point of beginning, also known as #39

Stocksdale Avenue.



## SEP 19 1960

Prepared by  
The Wilson T. Ballard Co.  
17 Gwynns Mill Ct.  
Owings Mills, Md.

Case # 10-188-A

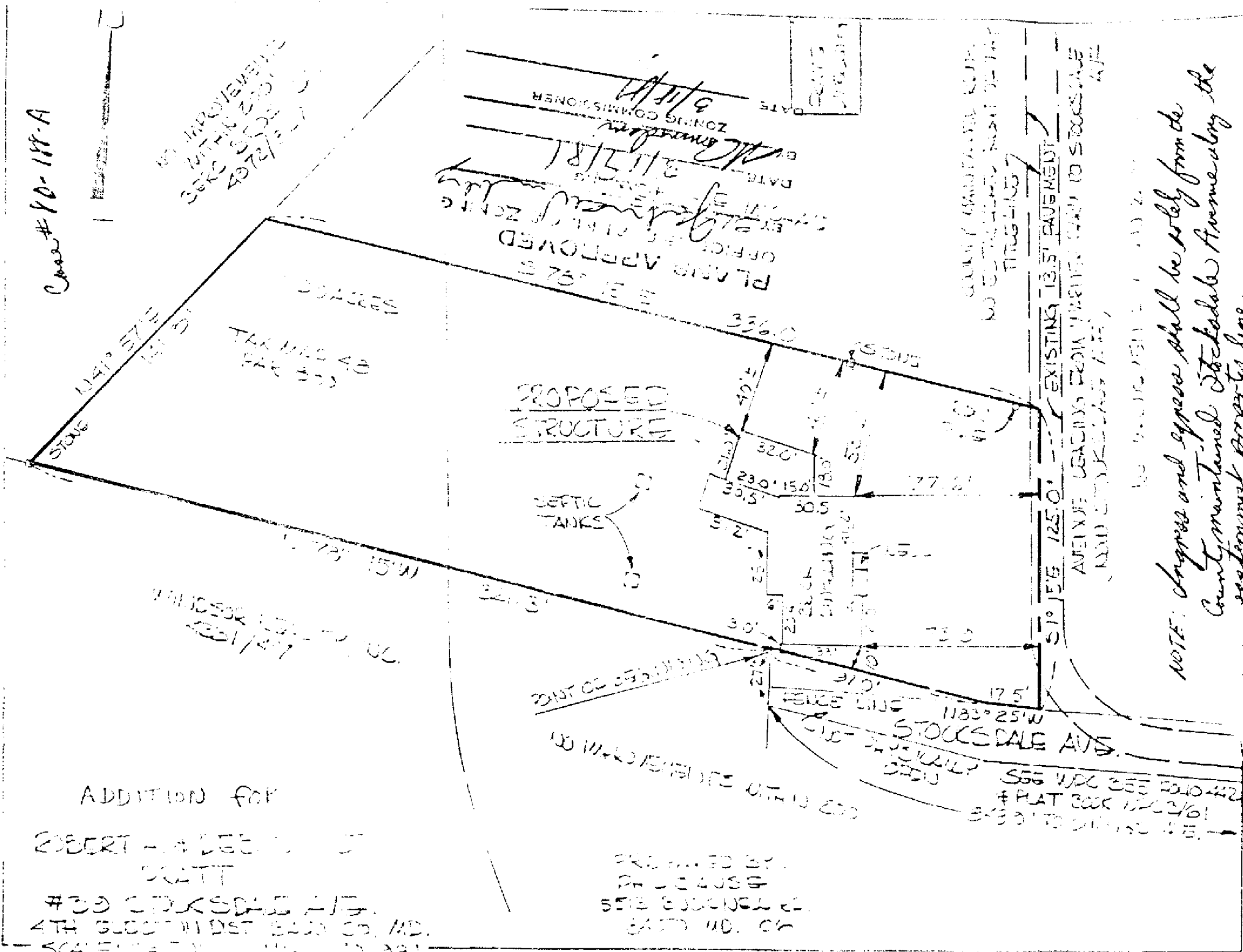
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WITHIN 200' OF  
SECS 3 & 4  
2072/2-17

PLANS APPROVED  
OFFICE OF ZONING  
3/17/81  
DATE  
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ZONING COMMISSIONER

DATE  
3/17/81  
ZONING COMMISSIONER

COUNTY GRANTING RIGHTS  
NO DISTURBANCE WITHIN 200' OF  
STOCKDALE AVENUE

NOTE: Congress and express shall be solely from the  
County maintained Stockdale Avenue along the  
westernmost property line.



ADDITION FOR

ROBERT H. A. DEE, JR.  
CRATT

#30 STOCKDALE AVE.  
4TH GLOOMING DIST. BALD CO. MD.  
SCALE: 1" = 10'

PREPARED BY  
R. L. C. 4086  
S.E. 8000000000  
8000 40. 00



# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert A. & Deborah J. Pratt legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1902.3.C.1. to permit an existing side yard setback of 3' in lieu of the required minimum 30' (on one side from the front line) at Stockdale Avenue

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

the 3' setback requested is an existing condition on the dwelling constructed on this lot about 1956. The section of Stockdale Avenue referred to is not physically open or used as a street.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner 833-2571  
Address 39 Stockdale Avenue  
Address Reisterstown, Maryland  
Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 24th day

of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of March, 1980 at 10:00 o'clock

William E. Hammond  
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. Robert A. Pratt  
39 Stockdale Avenue  
Reisterstown, Maryland 21136

cc: The Wilson T. Ballard Co.  
17 Gwynns Mill Court  
Owings Mills, Maryland 21117

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of January, 1980.

William E. Hammond  
Zoning Commissioner

Petitioner Robert A. Pratt

Petitioner's Attorney \_\_\_\_\_

Reviewed by \_\_\_\_\_

Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Robert A. Pratt  
39 Stockdale Avenue  
Reisterstown, Maryland 21136

March 14, 1980

RE: Item No. 120  
Petitioners - Robert A. Pratt, et ux  
Variance Petition

Dear Mr. & Mrs. Pratt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This Variance is required in order to legalize the existing three foot setback of your dwelling.

We advertised your petition with the understanding that Stockdale Avenue was recorded as a paper street approximately 100 feet west of the existing roadway, based on the plat that was submitted with your petition. However, it appears that this has resulted in some controversy. In order to resolve this matter I suggest that you submit any information available at the time of the hearing.

Enclosed are all comments submitted to this office from the

RE: PETITION FOR VARIANCE : BEFORE THE  
N/S of Stockdale Ave., 848.9' W of : DEPUTY ZONING  
Owings Ave. - 4th Election District : COMMISSIONER  
Robert A. Pratt, et ux - Petitioners :  
NO. 80-188-A (Item No. 120) :  
OF  
BALTIMORE COUNTY

The Petitioners seek a variance to permit an existing side yard setback of three feet in lieu of the required minimum setback of thirty feet.

Testimony indicated that the existing dwelling is at least twenty years old and that the road, adjacent to the south side of the subject property, is used by two farms. Further, the Petitioners stated that they only utilize Stockdale Avenue, on the east side of the subject property, for ingress and egress.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the health, safety, and general welfare of the community will not be adversely affected; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of May, 1980, that the Petition for Variance to permit an existing side yard setback of three feet in lieu of the required minimum setback of thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

- Ingress and egress shall be solely from the County maintained Stockdale Avenue along the easternmost property line of the subject property.
- Compliance with the site plan as submitted, revised to incorporate the above restriction, and approved by the Department of Public Works and the Office of Planning and Zoning.

John W. Hession, III  
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Item No. 120  
March 14, 1980  
Page Two

Committee Members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

ENCLOSURE

cc: The Wilson T. Ballard Co.  
17 Gwynns Mill Court  
Owings Mills, Maryland 21117



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

cc: J. Somers  
J. Wimbley  
Y-NE Key Sheet  
58 & 59 NW 41 Pos. Sheets  
NW 15 K Topo  
48 Tax Map

January 24, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #120 (1979-1980)  
Property Owner: Robert A. & Deborah J. Pratt  
N/S Stockdale Ave. 848.9' W. Owings Ave.  
Existing Zoning: DR 3.5 and DR 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.  
Acres: 1.09 District: 4th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Stockdale Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

This property, which is utilizing private onsite water supply and sewage disposal facilities, is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line and is indicated on the Baltimore County Water and Sewerage Plan as being within an area of "Existing Service" on Water Plan W-16A, and in an area of "Planned Service" in 6 to 10 years on Sewerage Plan S-16A. An 8-inch public water main exists in Stockdale Avenue, approximately 200' east of this property, (Drawing #44-0235, File 3).

Very truly yours,  
Edw. M. Diver, P.E.  
EDSWORTH M. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further

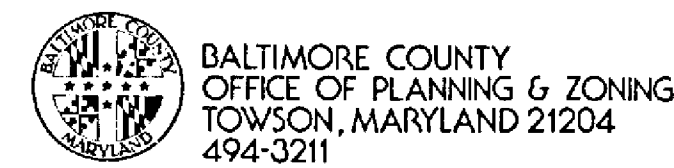
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN D. SEFFERT  
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting, December 18, 1979, are as follows:

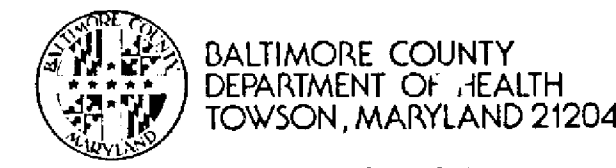
Property Owner: Robert A. and Deborah J. Pratt  
Location: N/S Stocksdale Avenue 848.9' W. Owings Avenue  
Existing Zoning: D.R.3.5 and D.R.2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'  
Acres: 1.09  
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planner III  
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 5, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #120, Zoning Advisory Committee Meeting of December 18, 1979, are as follows:

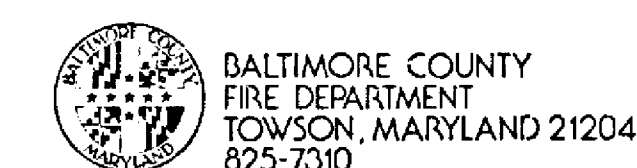
Property Owner: Robert A. & Deborah J. Pratt  
Location: N/S Stocksdale Ave. 848.9' W Owings Ave.  
Existing Zoning: D.R. 3.5 & D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.  
Acres: 1.09  
District: 4th

The existing dwelling is presently served by a private water well and sewage disposal system, both of which appear to be functioning properly. Therefore, no health hazards are anticipated.

Very truly yours,

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJP/fth



PAUL H. REINCKE  
CHIEF

January 24, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Robert A. and Deborah J. Pratt

Location: N/S Stocksdale Ave. 848.9' W Owings Ave.

Item No: 120 Zoning Agenda: Meeting of 12/18/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl D. ...* Noted and Approved: *George M. Hagonoff*  
Planning & Zoning Division Fire Prevention Bureau  
Special Inspection Division



Ted Zaleski, Jr.  
DIRECTOR

January 8, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #20 Zoning Advisory Committee Meeting, December 18, 1979 are as follows:

Property Owner: Robert A. & Deborah J. Pratt  
Location: NS Stocksdale Ave. 848.9' W. Owings Ave.  
Existing Zoning: D.R. 3.5 & D.R. 2  
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

Acres: 1.09  
District: 4th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- X. Comment: Building existing is of brick construction.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

CEB:rtj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: December 17, 1979

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: December 18, 1979

RE: Item No: 117, 119, 120, 121, 122, 123, 124  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

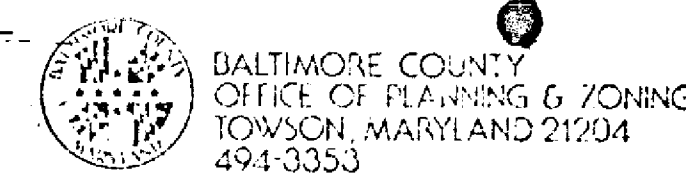
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

May 23, 1980

Richard W. Carrell, Esquire  
305 West Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of Stocksdale Ave., 848.9' W of  
Owings Ave. - 4th Election District  
Robert A. Pratt, et ux - Petitioners  
NO. 80-188-A (Item No. 120)

Dear Mr. Carrell:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*Sean M.H. Jung*  
SEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Rosalie A. Hodge  
33 Stocksdale Avenue  
Reisterstown, Maryland 21136

John W. Hessian, III, Esquire  
People's Counsel

Lloyd J. Hammond, Esquire  
313-A Main Street  
Reisterstown, Maryland 21136

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE  
ROBERT A. & DEBORAH J. PRATT

Beginning at a point 848.9' West of the intersection of Stocksdale Avenue and Owings Avenue, thence:

- (1) N78°15'W, 321.3'
- (2) N41°57'E, 141.3'
- (3) S78°15'E, 336.0'
- (4) S1°15'E, 125.0'
- (5) N83°25'W, 17.5'
- (6) N78°15'W, 97' to the point of beginning, also known as #39

Stocksdale Avenue.





No Improvements  
within 200'  
Bere Bros. Co.  
4312/327

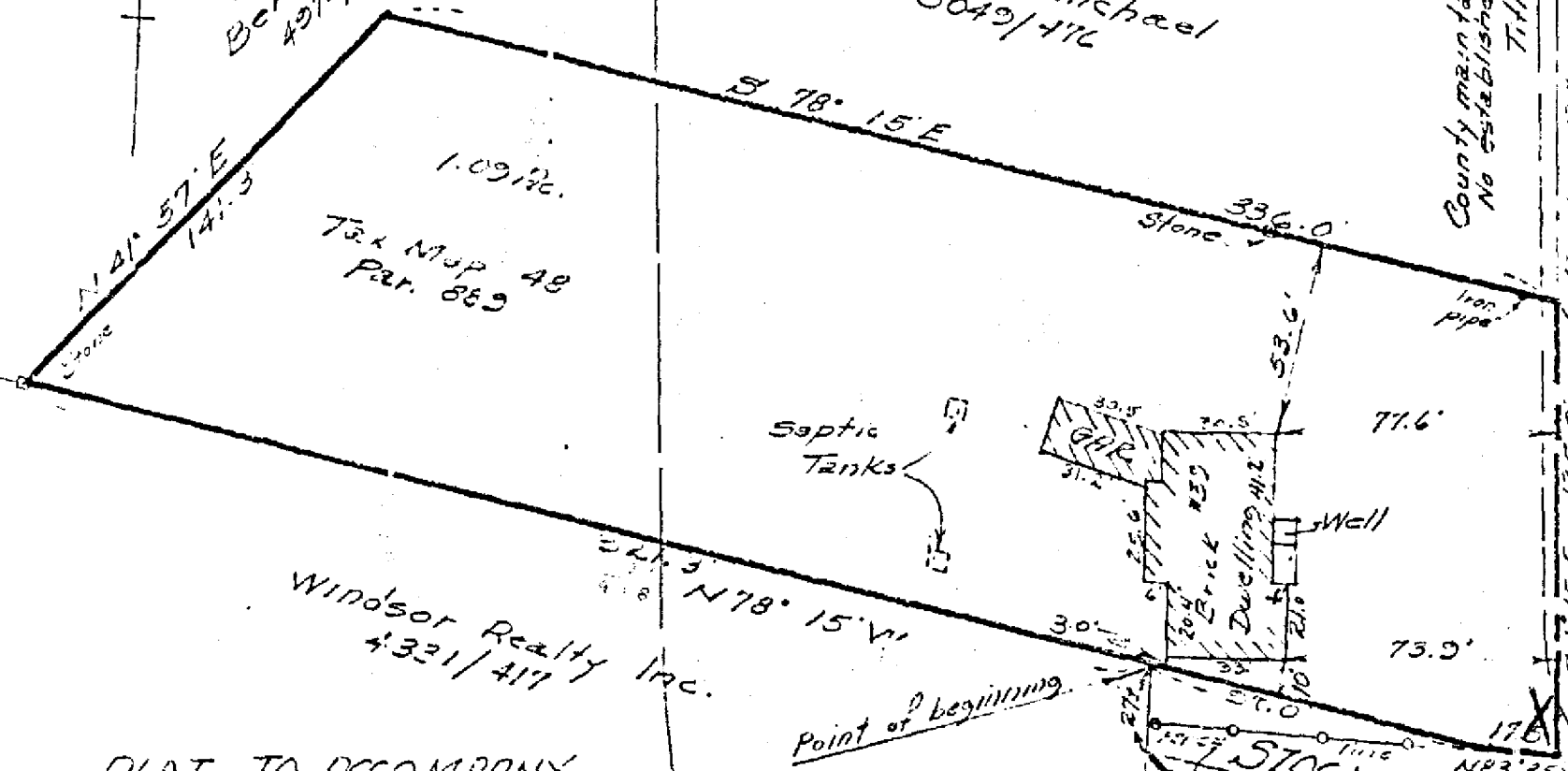
DR2  
DR3.5

Joseph E. Michael  
5042/416

Frame  
Dwelling

County maintained roadway,  
No established Right of Way  
Title line

AVENUE leading from Warner Farm to Stockdale Ave.  
(Now STOCKSDALE AVE.)  
No improvements within 200'



MAP	13
NW	13 K
SHEET	4
DATE	12/11/79
BY	V
OF	MM
LINE	
BY	

PLAT TO ACCOMPANY  
PETITION FOR  
ZONING VARIANCE  
Petition of  
ROBERT A. & DEBORAH J.  
DRAIT

\*39 STOCKSDALE AVE.  
4<sup>TH</sup> Election Dist Balt. Co. Md.  
Scale 1"=50 Nov 14, 1979

Stockdale Ave.  
Not physically open  
848.2' to Owings Ave.  
See WPC 355 folio 442  
& Plat Book WPC 3/61

Prepared by  
The Wilson T. Callard Co.  
17 Gwynns Mill Ct.  
Owings Mills, Md.